

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 16, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8: 15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Vice Chairman Byers reminded Commissioners to return their Committee preference forms to Barbara Lippa, Executive Director of the Planning Commission, on Thursday, February 17, 2000.

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Commissioner Palatiello noted that the Policy and Procedures Committee had unanimously approved a recommendation on the Zoning Ordinance Amendment Work Plan for the Year 2000. He briefly described the recommendations and said that he would move to have these recommendations approved by the Planning Commission on Thursday, February 17, 2000.

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Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON PCA-79-C-032, WESTERRA RESTON, L.L.C., BE DEFERRED TO A DATE CERTAIN OF MARCH 9, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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ARCHITECTURAL REVIEW - RESTON TOWN CENTER PHASE II (RZ/DPA-85-C-088)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND ADMINISTRATIVE APPROVAL BY STAFF OF THE ARCHITECTURAL AND LANDSCAPE PLANS FOR RESTON TOWN CENTER, PHASE II, 2 FREEDOM SQUARE, BLOCK 13A.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Palatiello noted that he would move on the Robaleed Subdivision Plan #0011-SD-01 next week in order to give the citizens in that area an opportunity to review it.

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Commissioner Koch, at the request of the applicant, MOVED THAT THE PUBLIC HEARING ON SE-93-Y-035, CENTREVILLE LAND CORPORATION/TARMAC MID-ATLANTIC, BE DEFERRED TO A DATE CERTAIN OF APRIL 12, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ-1999-PR-061, COSCAN WASHINGTON, INC., BE DEFERRED TO A DATE CERTAIN OF APRIL 6, 2000.

Commissioners Kelso and Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Kelso noted that he would move to approve the Laurel Creek Subdivision Plan, #5914-SD-01-2, on Thursday, February 17, 2000.

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FS-L98-1 - FAIRFAX COUNTY DIT (3900 San Leandro Place)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF PLANNING AND ZONING THAT FS-L98-1 BY FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY IS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN AND BE CONSIDERED A "FEATURE SHOWN" PER SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. FAIRFAX COUNTY CODE AMENDMENTS  
(Erosion and Sedimentation Control)
2. RZ-1999-DR-063 - W. L. HOMES L.L.C. D/B/A JOHN  
LAING HOMES-WASHINGTON DIVISION

This order was accepted without objection.

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FAIRFAX COUNTY CODE AMENDMENTS (EROSION AND  
SEDIMENTATION CONTROL) -To amend Chap. 104 to ensure  
consistency with the State Erosion and Sediment Control Law  
and to make editing changes. PUBLIC HEARING.

Mr. Walter Hamilton, Department of Public Works and Environmental Services, presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of the proposed amendments by the Board of Supervisors.

Mr. Hamilton responded to a question from Commissioner Wilson about State law requirements if land disturbing activities were to occur in two jurisdictions.

At Commissioner Alcorn's request, Mr. Hamilton elaborated on the provision in the proposed amendment for adding septic tank lines or drainage fields as an exempt land-disturbing activity.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this item.

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO THE EROSION AND SEDIMENTATION CONTROL ORDINANCE, CHAPTER 104, AS STATED IN THE STAFF REPORT DATED JANUARY 24, 2000.

RZ-1999-DR-063 - W. L. HOMES L.L.C. D/B/A JOHN LAING  
HOMES-WASHINGTON DIVISION - Appl. to rezone fr. R-1 to  
R-3 to permit residential development at a density of 2.70  
du/ac on property located in the N.W. quadrant of the  
intersection of Dranesville Rd. & Ridgeway Dr. on approx. 5.25  
ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 10-2((1))2B, 2C, &  
2D. DRANESVILLE DISTRICT. PUBLIC HEARING.

David Houston, Esquire, McGuire, Woods, Battle and Boothe, L.L.P., reaffirmed the affidavit dated January 27, 2000. There were no disclosures by Commission members.

Ms. Jacqueline Blue, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Blue responded to questions from Commissioner Harsel about access to the proposed development and lot sizes.

Commissioner Downer noted that the applicant had increased the proffered amount for athletic field improvements at Dranesville Elementary School from \$6,500 to \$8,500. She added that to her knowledge, this was the first case which complied with new County standards for dry pond landscaping.

Mr. Houston stated that the subject application provided an excellent opportunity for an R-3 conventional development with no waivers or modifications required. He noted that the proposed average lot size was 13,000 square feet, larger than the adjacent Herndon Chase development lot sizes. He explained that proffers provided for noise attenuation, the recreation contribution mentioned by Commissioner Downer, a contribution to the Housing Trust Fund, the provision of 30 additional evergreen trees around the periphery of the property, and the preservation of one tree. He said that the applicant desired that construction vehicles be allowed access to the proposed development on Dranesville Road and was working with the community, the Dranesville District Supervisor, and the Virginia Department of Transportation (VDOT) on this issue.

In response to a question from Commissioner Byers, Mr. Steven Aylor, John Laing Homes, said that the tree worth preserving was an American holly approximately 20 feet in height and 8 inches in diameter.

Commissioner Palatiello expressed concern about construction access on Dranesville Road, and suggested that it be limited during the time when classes at Herndon High School were beginning and ending.

Mr. Houston responded to questions from Commissioner Harsel concerning closing the access on Dranesville Road when construction was completed, and responsibility for maintaining the easement on Lot 4.

Commissioner Wilson, noting that the proposed development was in close proximity to Herndon High School, raised the issue of a PFM requirement that sidewalks be constructed on both sides of the street. Ms. Leslie Johnson, ZED, DPZ, said she would request a clarification of this issue from the Department of Public Works and Environmental Services.

Mr. Houston responded to questions from Commissioners Wilson and Downer about possible uses of outlot 2c.

Mr. Houston noted that he would amend the proffer concerning the stormwater management facility to reflect that it would be maintained by the County, not the homeowners association.

In response to a question from Commissioner Kelso, Ms. Johnson said that the applicant was only required to give a one-half percent contribution to the Housing Trust Fund because they were not at the high end of the density range.

Vice Chairman Byers called for speakers from the audience and recited the rules for testimony before the Commission.

Mr. Don Kling, 12530 Pilmont Drive, Herndon, Secretary, Herndon Chase Homeowners Association, expressed concerns about construction traffic, fence maintenance, stormwater management, and tree save. (A copy of his remarks is in the date file.)

In response to a question from Commissioner Downer, Mr. Kling said he would like construction hours to be limited to 7:00 a.m. - 5:00 p.m. on weekdays and 8:00 a.m. - 3:00 p.m. on Saturdays.

Addressing the issue of the construction entrance, Commissioner Downer said that Dranesville Supervisor Stuart Mendelsohn had written a letter to VDOT requesting approval of a construction entrance on Dranesville Road. She also said she had been advised that Delegate Richard Black should be contacted regarding the installation of a traffic light at Ridgegate Drive and Dranesville Road.

Responding to a question from Commissioner Downer, Mr. Kling said he believed the Association would be in favor of the applicant cleaning up the area which was covered with invasive vines.

Commissioner Palatiello suggested that construction hours begin at 7:30 a.m. in order not to conflict with school traffic.

Addressing Mr. Kling's concern about the proposed fence along Dranesville Road, Commissioner Downer said that the purpose of the fence was noise attenuation and typically responsibility for maintenance of such a fence belonged to a homeowners association.

February 16, 2000

There being no further speakers, Vice Chairman Byers called upon Mr. Houston for a rebuttal statement.

Mr. Houston said that most of the issues raised by Mr. Kling were addressed in revised proffers. He expressed support for the construction site to be accessed from Dranesville Road. He explained that the applicant was not in favor of limiting construction hours and would prefer to follow the schedule established by the County.

Commissioner Palatiello commented that he felt because the proposed development would be accessed from a very busy road near a high school, modified construction hours were justified.

In response to a question from Commissioner Wilson, Mr. Houston said that the proposed six foot board fence would be erected on top of a four to six foot berm.

There being no further questions or comments from the Commission and no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Downer for action on this item.

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, TO A DATE CERTAIN OF FEBRUARY 24, 2000.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 9:32 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: November 1, 2000

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission